SALES REPORTED BY BROKERS AND AT THE EXCHANGES.

manner in which New-York City grows and ons and the processes by which its idle lands up and permanently improved form an Of equal interest, too, are the These points have been more favorably during the period following the closing recent war than was visible for severa previously. Considering the fact that the ward reaction from the prices reached r noticeable that the realty market has allent amount of business has been confined to dwellings, flats and ry. The total of reported private sales ched more than \$1,600,000, to which may be on realized from the sales at auction. al of \$2,400,000 for the last week. This a source of much encouragement he realty market shows that it is be as well as advancing toward The only apparent weak point. a operator in team, property. While involving downtown property. While perty in the lower section of Manhatal at a low obb, it is a purchase rather at present values. We have had five isiness depression. Conditions are now or general business activity throughout. Anything that improves the business as section of the country improves business are section of the country improves business are section of the country improves business must increase. While those we have rely well tenanted, the new business that follow the prosperous times must entry values in the lower part of the city, there sections. New business enterprises and they will need office and storage ion in New-York. Aiready hundreds of 1-of-town houses can be seen in many ets hordering on and contiguous to, the istrict, as well as in the lower part of ving downtown property.

district, as well as in the lower part of the state of the state of the middle class as short of money. In fact, they have in sees been forced to use former savings in live. Under the present improved business is this class of people is now able to pay its and begin to invest again in suburban houses. The demand for this kind of propherefore showing a good increase. Espetific the case in the Twenty-third and ourth wards and in Southern Westchester. The sales and rentals of uptown and properties this year reflect a healthy indemand. The actual and promised rapid attor facilities will make much fine residuation facilities will be facilities wil & Durvee have sold for a client of Brown the four-story dwelling-house No. Thirty-third-st. 21.2x28.9, on private purchasers, Collins & Collins, will im-property by the erection of a business

L. Hess have resold for M. S. Auerbach the O. 1078 Madison-ave, between Elighty-first ghty-second sts. purchased this week, to J. who will improve with a five-story house. Ernst Marx-Nathan Company have sold, h Charles F. Grassmuck, to Donatus Rieger, richess corner of Fifth-ave, and One-hund-thity-second-st., 2529, for \$44,500; also, h Marks & Leiter, to John Madden, two lots east side of Third-ave., near One-hundred-

exist-third sis. and two loss of the east of Melrose-ave.

Samuel Harris has sold the two old buildings, 24.3

X8 each, Nos. 33 and 255 Fourth-st.

X8 each, Nos. 33 and 255 Fourth-st.

Henry W. Sherrill, of Brooklyn, has sold sixtyHenry and Samuell, of the estate of John
Rogers aves. Brooklyn, for the estate of John
Rogers aves. Brooklyn, for the estate of John
Rogers aves. Brooklyn, for the Brown Realty
Lefferts, to W. A. A. Brown, on the Brown Realty
Lefferts, to W. A. A. Brown, on the Brown Realty
Lefferts, to W. A. A. Brown, on the Brown Realty
Lefferts, the transaction involves nearly \$100.000,

Charles Honl sold to Patrick Murray for about
List the dwelling-house, 18.82561, on the weat side

Forest-ave, 67.2 feet north of Home-st.

Henry Adler purchased from Klara Simon No.

See East Eighty-third-st., a three-atory tenementhouse, 28x102.2 for about \$19.500.

It is further reported in connection with the exchange of the Sorrento apartment-house for the
Campbell estate vacant lots, at Tenth-ave, and
Forty-first and Forty-second sts., that the latter
property has been sold to J. C. Murray for improvement, and that five-story flathouses will be erected,
those in Forty-second-st. to be with stores.

The three Boulevard plots, concerning which there
were rumors last week, are at the northess corner

Cons. hundred-and-twenty-fourth-St. the south-

a parchase by an owner of the with this section.
David Stewart and William Graham have sold for John Marsching to A. A. Bibby the plot. Taxion, on the south side of One-hundred-and-fifty-third-st., 200 feet east of the Boulevard.
Joseph L. Buttenweiser has bought Nos. 106 and 1994, St. Marks Place, old buildings, lot 20x100.
Rebecca Cohen has bought the southeast corner of Birmingham and Madison sts., a four-story building.

of Elimingham and Madison sts., a four-story bulleting.

D. H. Lynch has sold to L. Knopp, through Layton & Rogers, No. 519 West One-hundred-and-forty-first-st., a four-story American basement private dwelling-house.

Theodore A. Grasmuck sold for Marcus Nathan the dve-story apartment-house, ExsEx90, at the northeast corner of Fifth-ave, and One-hundred-and thirty-second-st., for \$44,500 to Donatus Reiger, who gives in exchange No. 409 West Fifty-sixth-st., a five-story fiathouse, valued at \$30,000.

W. B. Taylor's Sons were the brokers in the sale for Dr. Danforth of No. 35 West Fifty-first-st., a four-story and basement dwelling-house, 21,2x50x 100,5 to W. M. V. Hoffman, on private terms.

The following important announcements are made for Wednesday at the New-York Real Estate Salex-room:

er F. Meyer & Co. will sell in foreclosure the No. 634 Broadway, with a frontage at No. 116

Crosby-st. V. Harnett & Co. will offer, by order of Richard V. Harnett & Co. will offer, by order of executors the five four-story brownstone dwelling-houses. Nos. 21, 22, 25, 27 and 29 East Seventy-fixth-st. northwest corner of Madison-ave. Bryan L. Kennelly will sell No. 39 Park Place, a five-story brick building: No. 45 Jay-st. Nos. 164 and 165 West-st. and a lot in Third-ave. near Lighty-ninth-st.

Lighty-ninth-st.
Philip A. Smyth will offer, by order of executor, the southwest corner of Main and Orchard six, 50x 100: lots 80x100 each in Orchard and Main six, and a lot in Prospect-st.
On Tuesday the same auctioneer will sell, by order of executors, some property in the Twenty-third Ward.

Ward.

James L. Brumley will offer on the premises on James L. Brumley will offer on the C. F. A. Hinrichs estate, consisting of 113 lots and eight dwelling-louses, at Watersting. Bloomfield Township, N. J. The following are the comparative tables of the conveyances, mortgages and projected buildings for the corresponding weeks of 1898 and 1897, as compiled by "The Record and Guide".

MANHATTAN. CONVEYANCES.

Sept. 30 to 1897. Oct. 6. Oct. 1 to 7. Inclusive. inclusive. Total number for Manhattan and Prons.

Brons.

Brons.

\$2,025,062 \$1,477,020
Amount involved.

Sumber Towns.

Sumber Sum Intal number for Manhattan and \$1,477,020 MORTGAGES

Total number for Manhattan and
Bronz

Bronz

Amount involved

St. 614, 710

Number over 5 per cent

St. 630, 884

Number at 5 per cent

St. 630, 884

Amount involved

St. 648, 526

Amount involved

Amount involved

St. 648, 526

Amount involved

St. 648, 526

Amount involved

St. 638, 600

St. 648, 526

Amount involved

St. 638, 500

St. 638, 500 \$4,413,600 \$030,884 \$1,234,896 \$1.045.526 \$1.602.764 \$1,876,500 Amount involved and a second s

PROJECTED BUILDINGS. Number of new buildings \$1,810 760
Zeilmuted cost 51,810 760
Total number of new buildings 2,706
January 1 to date 2,706
January 1 to date 50,806,940,806
Total amount of new buildings 506,940,806 \$925,050 2,778 \$67,251,655 ount of alterations, Jan-lo date \$5,915,720 \$6,085,392 BROOKLYN.

CONVEYANCES

1898 Sept. 80 to Oct. 6. Inclusive 1897. Oct. 1 to 7. Inclusive. 346 \$401.859 232 of conveyances 11.649 11.670 of conveyances 12.670 11.670 date MORTGAGES. 5 per cent \$1,174,202 \$1,300 215 5 per cent

Amount involved
Number at 5 per cent or less
Amount involved
Total number mortgages, January 1 to date
ary 1 to date.

ary 1 to date.

\$ 1 to date. 9.820 \$45,004.110 PROJECTED BUILDINGS Number of new buildings ... 76
Estimated costs. ... 3421,000 8404,205
Total number new buildings. ... 2,490 2,587
Total amount new buildings. ... 311,842,950 \$11,029,417
Total amount alterations. January 1 to date. ... \$11,842,950 \$11,029,417
Total amount alterations. January 1 to date. ... \$12,45,801 \$1,808,187

REAL ESTATE TRANSFERS. Intervale ave. e s. 250 ft a of Westchester-ave. 25x100; Daniel Havens and wife to George W 25x100; Daniel Havels
Flags
Stinst, s. 200 ft w of 4th-ave, 25x50.11; John
Kerr and wife to Emily Stalley
Inthorn-ave s. 307 ft n of Surreide-ave, 21x
115x25x119.4; William J Marshall et al to Daniel 8,000 Havens
Opdyke-ave, n. 400 ft e of Keppler-ave, 125x100, and Opdyke-ave, s. 155 ft w of Keppler-ave, 25x100 John Yani referee, to F B Garrett.
Tethest, n. 250 ft w of Columbus-ave, 75x102.2; Eliza McParland ro William E Diller.
116th-et, No 300 West, 18.5x100.11; Henrietta Köhner to Jules Ascheim.
Tin-ave, w. 8, 26, 6 ft n. of 146th-st, 27, 1x100; W W Foster, referee, to the Presbyterian Home for Agod Women

RECORDED MORTGAGES. Burger, William, to Bobert H Bergman, No 706 Union-ave: also s e a Forest-ave, 75 ft s w of 145th-st, is part, e a Robbins-ave, 275 ft s of 147th-st, is part, 3 years. Buckley, John J, to I. Lindsey Fountaine, Nos 158 and 160 West 28th-st, demand. Gorsch, Arthur, to Thomas Reilly and another, s 125th-st, 200 ft w of Amsterdam-ave, 5 results. ments

McFarland, Eliza, to the Metropolitan Life Insurance Company, n a 79th-st, 200 ft w of Columbus ave, 3 years

Same to same, n a 70th-st, 225 ft w of Columbus

ave, 8 years

Same to same, n a 79th-st, 250 ft w of Columbus

Same to same, n a 79th-st, 250 ft w of Columbus 42,500 Toth-st, 250 ft we of Columbus-ave, 1 year
Same to same, n s 79th-st, 225 ft w of Columbus-ave, 1 year
Same to same, n s 79th-st, 200 ft w of Columbus-ave, 1 year
Nesser, August L, otherwise Louis, to Eleanor
M Hall, No 182 East 72d-st, 3 years.
Rinn, Frank G, to James McClenahan et al.
executors, etc, n w corner 8th-ave and 42d-st,
1 year
Reeser, Louis and Christiana, to Newburg Savings Rank, No 117 8th-ave, 5 years
Steinmerz, Eva, to J Prederic Kernochan, s s
149th-st, 175 ft w of Amsterdam-ave, demand,
Shaw, Charles R, to J Frances Pease, No 180
West 75th-st, 5 years

Real Estate.

IS YOUR PLUMBING SAFE?

we offer at minimum charge Highest technical skill

Absolutely disinterested judgment assuring most effective and economical results.

Building & Sanitary Inspection Co. Telephone 559-18th. 874 Broadway.

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Offices

861 Fulco Street, opposite City Hall,
202 Seventh Ave., corner for Street,
Bay Ridge Ave. and Third Avenue,
NEW-YORK OFFICE:

132 Nassau St., Vanderbilt B'ld's, Manhattan.

ESTATES MANAGED.

DISCHARGES IN BANKRUPTCY OBTAINED QUICKLY AT SMALL COST. A. W. PARKER CO.,

Vanderbilt Bldg., 132 Nassau St., N. Y. ROOMS 801 & 803, 261 FULTON ST., BROOKLYN.

Parties desiring to purchase a Dwelling would do well to place themselves in our hands, as we will then take a special interest in securng them a decided bargain, we having nearly all the east and west side Houses for sale.

BRYAN L. KENNELLY & CO., 66 Liberty St.

CYRUS FIELD JUDSON, REAL ESTATE,

31 Nassau St. and 503 5thAve. WESTCHESTER CO. PROPERTY MANDLED.

City Property for Sale.

A SUPERB RESIDENCE FOR SALE.

JUST COMPLETED. No. 42 Riverside Drive.

This magnificent five-story American basement mansion, on the cholcest part of the Drive, between 76th and 77th Streets, has a granite and limestone front of 40.6 feet, with swell front and bay window; contains a spacious Drawing Room in ivory enamel and mahogany, Library in old mahogany, Dining Room in quartered oak, besides imposing Entrance itall, Reception and Billiard Room, ten family and five servants' bedrooms and five bathrooms, all richly filed and fitted with exposed nickeled plumbing. Has servants' stairs from basement to top floor, and is fitted for an electric elevator, stopping automatically at every story.

Is altogether the largest, most complete and perfect house now offered for sale, and can be purchased for less than is asked for 25-foot bouses a few blocks away.

Particulars of the Architect and Owner. Particulars of the Architect and Owner,

CHARLES BUEK, 100 West 42d Street.

A. Columbus Ave. Investment Property. Choice corner, 45x100.8; well rented, bargain.
Three (3 families on floor: Apartment houses;
each 20x100; to close estate.

Corner, Near "L" Station, Large corner stores and spartments, owner going abroad, will sell at a sacrifice SEVERAL CHOICE AMSTERDAM AVE BARGAINS.

West Side Dwellings.

WARE, GIBBS & CARD, AT 415 RIVERSIDE DRIVE,

NEAR 114TH ST.

New 25-foot front American basement Dwelling; up
ate in every particular, price reasonable, open daily f date in every particular, pro-inspection.

ALEXANDER WALKER, Owner, on premises.

FOR SALE ON FIFTH AVE., BELOW 72D STREET.
An extra wide house. Permits and particulars of GEO. R. READ.

1 MADISON AVENUE. 10 WALL STREET (6,464.

519 MADISON AVE., mear 54th-st.; permanent rear light; new plumbing; else-tric lights; new decorations; hardwood floors; house open, price moderate. HENRY D. WINANS & MAY, 5th-ave.

LOTS, northeast corner let av. and 163d st., 50x152.
Lots, northeast corner let av. and 167th st., 100x113.
Lots, 185th st., near Lenex av., 50x152.11.
Lots and small House, 63b East 157th st., 50x100.
House and Lot, 50 Washington st., 18x85.
House and Lot, Grand st., near Lewis st., 18x86.
House and Lot, Lowis st., key to Grand, renied.
House and Lot, Lowis st., key to Grand, renied.
Easy terms, will secure four per cent mortgages.
CYRILLE CARREAT. 235 Grand st., near Bowery.

NEW HOUSES.

Ellegant nive-story American basement private dwellings, up to date in all respects, three-tiled bathrooms, open nickel-plated plumbing cabinet trim. Aply on premises, 34 to 42 West 96th st., or ROBERT WALLACE, Builder, 320 West 70th-st.

116 TH ST. near Lexington ave. five-story fine Flat, at near 101st at two fine Tenements are near 101st at two fine Tenements at near 111th st. full Lot four-story House. 24 av. near 60th st. five-story double House. 24 av. near 60th st. five-story double House. Columbus av., five-story double Flat. 448,600. CTRILLE CARREAU, 225 Grand, near Bowery.

Auction Sales of Real Estate.

Richard V. Harnett & Co., Auct'rs, WILL SELL AT AUCTIO WEDNESDAY, October 12,

o'clock noon, at the New York Real Estate Sales room, 111 Broadway.

to order of Frederick Dietz, William Henry White and Samuel McMillan, EXECUTORS of the ESTATE OF ROBERT E DIETZ, deceased.

21, 22, 25, 21 AND 29 EAST 16TH ST.

NORTHWEST CORNER OF MADISON AVENUE.

Stone Dwellings, with 2-story brick extensions. 20x55x extension 13.0x102.2. Trimmed in mahogany, quartered oak, walnut, ash and cherry. Sanitary plumbing, hardwood mantels. TERMS VERY LIBERAL.

TUESDAY, OCT. 18.

484 HUDSON ST., adjoining southeast corner Morton St., 4-story Brick Store, 22x42x80 (irregular). 348 EAST 28D ST., 4-story and basement Brown Stone First and Lot, 15x55x98.9.

Maps at Auctioneers, 71 and 73 Liberty St. PETER F. MEYER, Auetloneer, Thursday, October 20th, 1898,

12 o'clock, at the New York Real Estate Salesroom Supreme Court Partition Sale. EDWARD E. McCALL, Esq., Referee.

THE CHOICE AND VALUABLE PROPERTY. NOS. 426, 428 & 430 WEST 13TH ST.,

No. 833 Washington St., and No. 39 Little West 12th St., NORTHEAST CORNER.

For maps, etc., apply to DeWitt, Lockman & DeWitt, Eags., Plaintiff's Attorneys, 88 Nassau St., and at the Auctioneer's, 111 Broadway

PETER F. MEYER, Auctioneer, WEDNESDAY, October 12, 1898,

SUPREME COURT FORECLOSURE SALE, HENRY B. CLOSSON, Esq., Referee. THE CHOICE AND VALUABLE

NO. 634 BROADWAY, No. 166 Crosby Street,

between Houston and Bleecker Street For maps, &c., apply to Strong & Cadwalader, Esqs., laintiff's Attorneys, 40 Wall St., and at the Auctioneer's ffice, 111 Broadway.

City Property for Sale or Co Let.

In the 60s, near Fifth Avenue. For Rent Furnished or for sale. An extra wide house, in excellent condition; magnificently furnished. Can be rented furnished for the season, or solid with possession.

Permits and particulars of GEO. R. READ,

1 MADISON AVENUE 10 WALL STREET.

NO. 32 WEST 96TH ST.

Beautiful four-story and busement brown stone house, handsomely decorated and finished in the most complete manner; having every modern improvement. INSPECTION INVITED.

39 West 81st Street,

furnished Conses Co Let West 32d Street, Near 5th Ave. Attractive furnished house, 25 feet, with butler's pantry extension, to private family only. Price and particulars,

GEO. R. READ.

10 WALL STREET. (6390) 1 MADISON AVE.

ose to Fifth Avenue, handsomely furnished, extra wide welling, 83.4.
Permits and particulars of GEO. R. READ,
MADISON AVENUE. 16 WALL STREET.

MADISON AVENUE. Inrnished Apartments Wanted.

PRIVATE FAMILY of adults want furnished apart-ment, eight rooms and bath, below 59th Street, from November 1st to May 1st. Address P. O. Box 325, Ma-maroneck, N. Y.

Anfarnished Apariments Co Let.

THE WASHINGTON. 122d Street, 7th Avenue and Boulevard.

RENT \$55 PER MONTH. Situated in the heart of Harlem within convenient access to elevated trains and surface cars, on one of the widest streets in the city. Apartments now vacant face on 7th Avenue Boulevard and consist of six extra large, well-lighted and well-ventilated rooms, besides baths, cabinet finish throuthout; beautifully decorated. Outs elevator runs day and night.

House well guarded. Liveried hallboys in constant attendance. Steam laundry. Telephone. Steam heated. Apply on premises.

T. J. BANTER, Manager.

FIREPROOF APARTMENTS.

THE EVELYN. 101 WEST 78TH ST.

A few extra choice apartments of three and four rooms. Also one for housekeeping, extra desirable, with bath, steam heat, electric light, elevator and hall attendance. Apply on premises. DESIRABLE APARTMENTS TO LET IN

THE BRUNSWICK, 5th Ave. cor. 26th St. and Madison Sq.

H. R. DREW & CO., 1 WEST 27TH ST. COR 5TH AVE. ALL NEW CORNER APARTMENTS.

"THE STUART,"

EIGHT AND NINE BOOMS AND BATH.
CTRIC ELEVATOR ALL NIGHT HALL SERVICE.
ALL MODERN IMPROVEMENTS

J. D. TRENHOLM, AGENT, OFFICE OPEN SUNDAYS AND EVENINGS.

WINDEMERE. 400 West 57th St. An especially desirable home for business women, writers artists sudonts, teachers.

THE ADVANTAGES

Central: Broadway cable ours pass the door, any size suites and single rooms, some furnished; elevators, steam, but water, gas electric lights; use of kitchen; caterer; table d'hote; rigidly select; low rents, 310 to 300 month; resident agent.

THE RUTLAND,

Superior Housekeeping Apartments Rents \$1,200 to \$3,500. Three apartments how to rent, in first-class order. Apply at office on premises THE MILANO, 125 and 127 W. 55th st. a fine apartment, furnished or unfurnished, 7 rooms and bath. Inquire on premises, or of JAMES W. OSBORNE, Assistant District-Attorney.

A Entrance 202 West 74th st. fronting Boulevard, West 74th st. Amsterdam-ave.—Six and seven large, light rooms and bath, hot water supply, and seven large claim service. NEUFVILLE, 252, 254, 256 W. 84TH ST. J. E. WHITAKER, 278 Roulevard, near West 74th.

FLOOR TO LET.—Six rooms and bath, all light. 844 MORTON ST. 42—Flandsome exterior, portice stoop, he elegantly decorated apartment-house, halls heated, hot and cold water, range, speaking tubes, electric bells, private baths and closets, \$20 monthly; open Sundays. 101 PARK AVENUE -A large and elegant suite, fronting on Avenue; let floor, all light rooms; will be vacated Nov let Apply to junitor.

74TH ST., 100 WEST.—Corner house, 6 light rooms and bath; hall service; \$40 WANTED-COUNTRY HOUSE

Anfarnished Apartments Cu Let.

HOUSES

\$75

proportionate rents; very desirable; handsomely appointed and decorated; good engitary arrangements

138th and 139th Sts. (7th and 5th Aves)

ERASTUS HAMILTON.

252 W. 138th St. Telephone 647 Harlen OPEN SUNDAYS.

Douglas, "The

(NORTHWEST CORNER 121ST STREET).

This elegant building, rix stories high, and covering half a block, is situated in the heart of one of the choicest sections of the city, and within convenient access contains from seven to eight large, well lighted and well ventilated rooms. The entire premises are heated by steam. The most improved new sanitary plumbing. Tele-phone. Elegant was and electric light fixtures, Graves Elevator house well guarded night and day. Liveries THOMAS J. BAXTER.

SANS-SOUCI.

21, 58 West 124th st. opposite
MOUNT MORRIS PARK.
This elegant, high class Apartment House, with southern exposure nearing completion, will be ready for occupancy October 10th, apartments consist of eight rooms and bath; cabinet trim: parquet floors: exposed plumbing; porcelain bath tusts: sevents toilet; electric disvators; electric light; steam heat and full attendance; rents from \$900 to \$1,200.

293 LENOX AV. Very select, steam heated Apartments, eight large some and bath; attractive entrance; hall boy attendance; 50 to \$45. 150 WEST 125TH ST.

Desirable Apartments, 10 large, light rooms and bath, earn heat; hall boy nervice; \$50 to \$90.

THE "PARK MADISON," Madison Avenue, S. E. Cor. 25th Street. FACING MADISON SQUARE.
Attractive apartments, large and small, now ready for

coupancy.

The building is virtually new, having been recently
ebuilt. Contains every modern improvement and conenience. For plans and particulars apply to GEO. R. READ, Agent, 1 Madison Avenue, vor. 23d St.,

THE SEMINOLE,

CORNET BOULEVARD AND WEST 69TH ST.

There is only one Apartment left (possession October I) in this elegant seven-story house, which is beautifully located, modern in construction and arrangement; hardwood trim, elevator, tiled bathroom and desirable in every particular. Also, THE ARBUTUS,

One Apartment left of mine reason and two baths; superior construction; grand view convenient of access, every improvement first-class service. For particulars apply to superintendent, on premises, or JAMES BUTLER 406 GREENWICH ST.

CHOICE APARTMENT,
TO LET, UNFURNISHED.
of the most desirable apartments in the well-known 247 FIFTH AVENUE,

IS FOR RENT, IMMEDIATE POSSESSION.
For convenience of location, construction of building, rangement of apartments, management, and service, this ouse is unsurpassed by any apartment house in the Moderate rent to the right party.

APPLY TO THE SUPERINTENDENT, 1

247 FIFTH AVENUE.

CATHERINE APARTMENT HOUSE,

MADISON-AVE. AND 53D-ST. One elegant Suite of 15 rooms, two servants' rooms and laundry; has a direct and unobstructed exterior view of 220 feet; suit comprises the entire floor, the cabinet work and decorations are not surpassed by any house in the city. Particulars at premises from J. D. BROOKS, Superintendent.

"LA ROCHELLE,"

87 WEST 15TH ST. A few choice Apartments; one handsomely furnished, light, airy; absolutely fireproof; electric light; elevators, etc., all night. ELEGANT RESTAURANT IN BUILDING.

AYLSMERE 76th St. and Columbus Ave.
THE CABLE AND ELEVATED CARS ARE
BUT A STEP AWAY: CENTRAL PARK IS BUT

A STEP FURTHER. Both a 7 and 8 room housekeeping apartment. Electric light ateam heat, elevators running day an right, hiryele room, trunk rooms; uniformed boys i constant attendance.

THE FLORENCE, 4th Ave. and 18th St. ABSOLUTELY FIREPROOF, ELEVATORS RUN LL NIGHT. Parlor, hedroom and bath; also, housekeeping apartment, wen rooms and bath.

CORNER FLATS. No. 317 West 121st St. and 510 and 512 Manhattan Ave. Very destrable Flats, seven rooms and both steam heat and hot water supply, all in good order and ready for occupancy, fooms light, neighborhood first class, rents \$12 to \$40 per month. Apply to fanitor, or J. C. HULL, JR., agent, at premises dails. Office, 175 24 Ave.

THE MILANO,

A very choice apartment, seven rooms are bath; all improvements. Telephone conne-tions. APPLY ON THE PREMISES OR TO

HORACE S. ELY & CO., Agents, 27 WEST SOTH STREET. 64 CEDAR STREET.

THE BROADWAY, 1425 BROADWAY, CORNER 40TH ST A very desirable corner apartment, consisting of three arge rooms and bath, southern exposure, hotel service, nquire on promises, or

GEO. R. READ. HAMPTON & BERWICK,

on TO 09 WEST INST ST.
Fine apartments, seven rooms and bath.
Each house is 25 feet front.
Hallboy, hot water and all improvements.
Apply to Janilor, or

CHAS. H. EASTON & CO.,

BELLA, 48 East 28th St. Very choice Apartment of 10 rooms me of 6, with more than ordinary conveniences.

THE DALKEITH,

1981, 1,983 Madison av. northeast corner 124th st.
Handsome Apartments to let, elegantly decorated, steam
heated, seven rooms and bath, opposite the healthful
Mount Morris Park and but one short block from Harlem's businest thoroughfare; ronts, 590-570.

Apply to superintendent, on premises, or LUDWIGBROS., 34 to 44 West 14th at.

LOOK! LOOK! LOOK! But before renting examine those beautiful new Apartments, 520-526 West 123d st., near Morningside Height and Boulevard; seven rooms, both; private halls; hardwood cabinet trim; steam heat; hot water, gas ranges; every improvement; \$55 to \$45; liberal reductions to yearly tenants, send for diagram. Janifor, on premises, or GOODNOW, 176 Broadway.

ELDORADO, TID ST. AND BOULEVARD. Elegant spartments; hot water, steam heat and hallbon CHAS. H. EASTON & CO.,

THE ALBERT.

Eight very light rooms and bath, parior decorated in white and gold, hallboy in uniform, steam heared, open plumbing het water supplied, servants stairs and toilet, 80.00; only one left. Apply on premises or to WARE, GIBBS & CARD, 4M Columbus Avenue.

Real Estate for Sale -- Brookign.

Real Estate for Sale -- Brookinn.

Another 500 Lots Added to HOMECREST.

1898's Greatest Success. DON'T MISS THIS CHANCE.

Lots \$160 up; \$1.00 per week up.

Homecrest has better railroad facilities for reaching Park Rem, or the business centers of Manhattan ough than any other homesite property in New York. Call and Judge for Yourself.

Every Lot a Graded Lawn Ready to Build Upon. THIS PRINCE OF PROPERTIES, overlooking SHEEPSHEAD BAY and the OCEAN ME MANHATTAN and BRIGHTON BEACHES, can be reached from PARK ROW for a Five Cent Fare IN 30 MINUTES, LESS TIME than it takes to Harlem or New Jersey Is surrounded by restricted residential property; has postal delivery, police and fire pro-tection. High, Dry and Healthful.

Many Thousands of Dollars Are Being Spent for Macadamizing, Laying Walks and Other Improvements. LINES TO PROPERTY: KINGS COUNTY "L" R R via BRIGHTON BEACH BRANCH FROM BROOKLYN BRIDGE (station on the property); SMITH street FROM PARK ROW DIRECT: MARCY or FRANKLIN avenue ELECTRIC cars FROM GRAND AND 23D ST. FERRIES, Same cars go to MANHATTAN. BRIGHTON and WEST BRIGHTON BEACHES (Coney Island).

ASK THE CONDUCTOR TO LET YOU OFF AT AVENUE U.

REPRESENTATIVES ON THE GROUNDS DAILY.
TITLES GUARANTEED BY THE TITLE GUARANTEE & TRUST COMPANT.
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Farm of 30n acres, 40 acres heavy timber, chestnut and
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